



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 6, 2019
SUBJECT: Disposition of Real Estate – 7373 Birch Street
FROM: Seán Braden, Manager - Planning, Design & Construction Nicci Beauprez, Project Manager - Land & Assets
AGENCY/DEPARTMENT: Facilities & Fleet Management
HEARD AT STUDY SESSION ON: Multiple times
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Contract to Buy and Sell Real Estate between Adams County and Adams County Communications Center Authority, a political subdivision of the State of Colorado for 7373 Birch Street, Commerce City, CO

BACKGROUND:

Adams County purchased 7373 Birch Street on March 29, 2017 from Arapahoe House in order to continue to provide alcohol treatment services to the community and neighboring stakeholders. Arapahoe House was subsequently dissolved, and Community Reach Center took over and performed such services. Community Reach Center (CRC) has relocated its alcohol treatment and detox services to old St. Anthony's near 84th and Federal Blvd. As a result of this relocation, CRC and the County mutually terminated the lease related to the property at 7373 Birch Street in Commerce City. Adams County Communications Center (AdCom) expressed needs to expand its operations. It was determined that 7373 Birch could offer expansion benefits to AdCom. Further, AdCom's occupancy would return a beneficial use to the site and a continued benefit to the area and its stakeholders. The purchase price is reflective of a comparative market study offset by cost associated to demolition and construction of the site.

Staff recommends approval of the Contract to Buy and Sell Real Estate Between Adams County and Adams County Communications Center for Adams County Facility at 7373 Birch Street
Dated July 29, 2019.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, Facilities & Fleet Management

ATTACHED DOCUMENTS:

- Contract to Buy and Sell Real Estate including Addendum to Contract to Buy and Sell Real Estate.
- Resolution

FISCAL IMPACT:

Please check if there is no fiscal impact ☐. If there is fiscal impact, please fully complete the section below.

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			0
Additional Revenue not included in Current Budget:			88,259.00
Total Revenues:			<u>88,259.00</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>0</u>

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

Net proceeds are to be determined varying closing costs and County's agent commission.